



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-14353** APN: 139-28-301-002

Name of Property Owner: Walkfed LLC

Name of Applicant: Dave Fedel

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

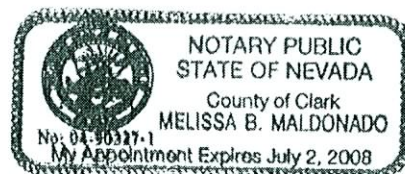
APN: _____

Signature of Property Owner: _____

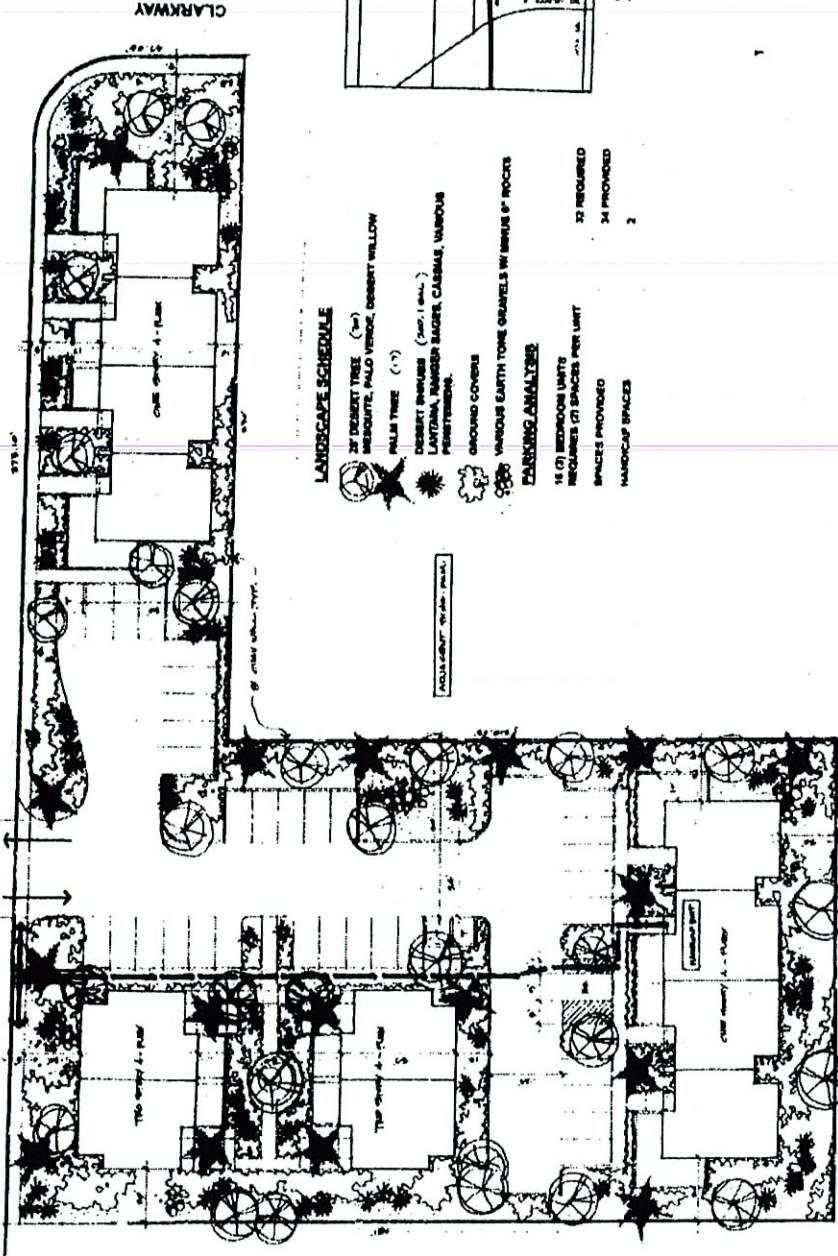
Print Name: **DAVE FEDEL**

Subscribed and sworn before me

This 15th day of June, 2006
Melissa B. Maldonado
Notary Public in and for said County and State

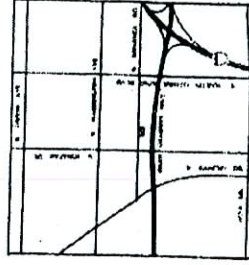


WASHINGTON AVENUE



LANDSCAPE SCHEDULE

- 24 DESERT TREE (10')
 - RESISTIVE, PALE VERDE, DESERT WILLOW
 - 10 PALM TREE (10')
 - DESERT BUSHES (various sizes)
 - LANDSCAPE, BANNER BARK, CAESAL, VARIOUS PERENNIALS
 - GROUND COVERS
 - VARIOUS EARTH TONE GRAVELS W/ MINUS 6" ROCKS
- PARKING ANALYSIS**
- 16 (7) BEDROOM UNITS
 - REQUIREMENTS (7) SPACES PER UNIT
 - SPACES PROVIDED
 - HANDICAP SPACES
- 24 REQUIRED
34 PROVIDED
2



VICINITY MAP

RECEIVED
JUN 13 2006

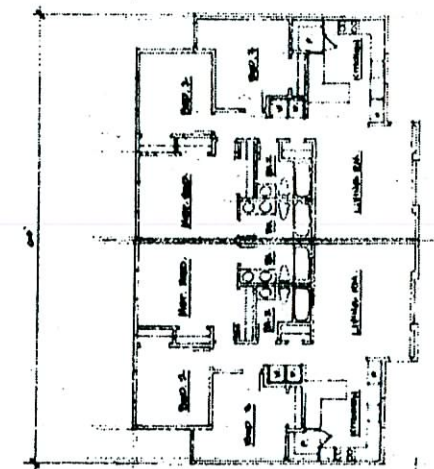
SITE PLAN

CLARKWAY COMMONS

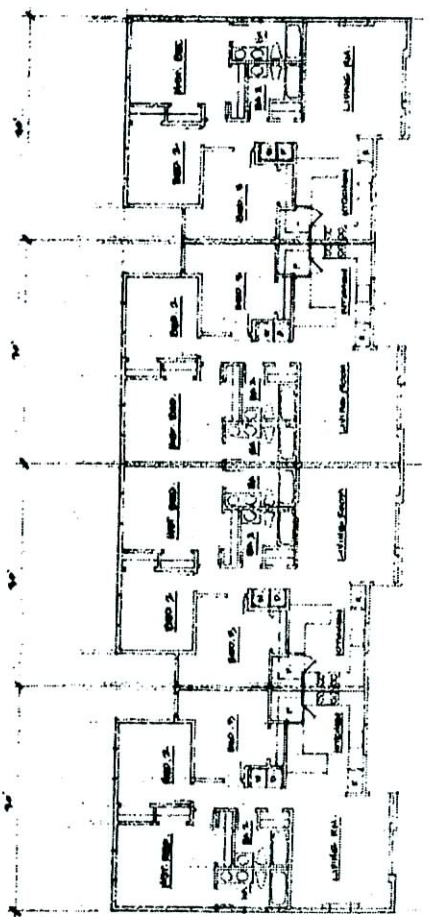
SDR-14353
09/21/06 PC

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TWO STORY 4 PLEX



SINGLE STORY 4 PLEX

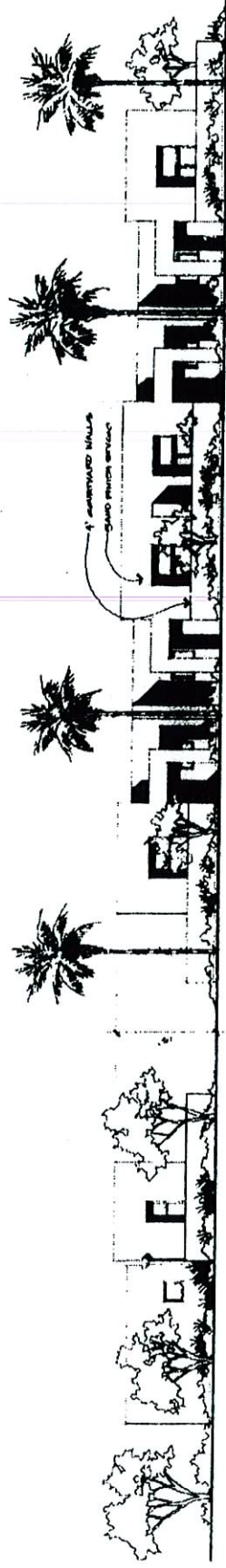
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SDR-14353
09/21/06 PC

REVISIONS	BY

ELEVATIONS

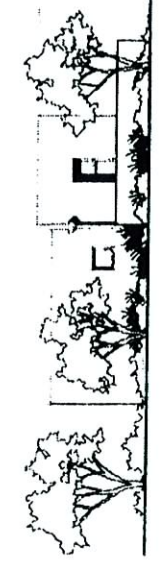
CLARKWAY COMMONS



FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION

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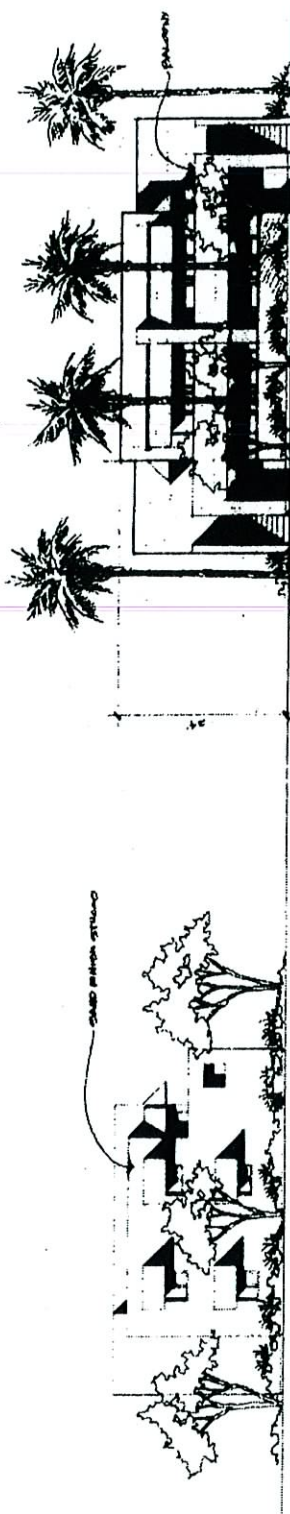
SDR-14353
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ONE STORY 4-PLEX

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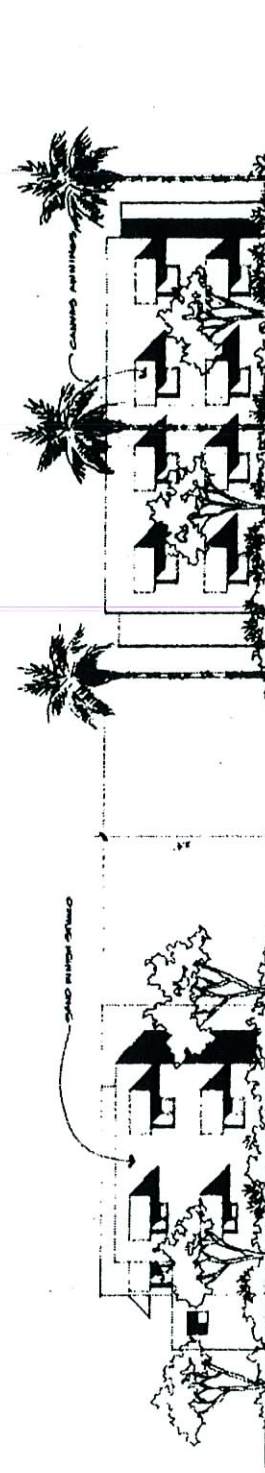
ELEVATIONS

CLARKWAY COMMONS



LEFT SIDE ELEVATION

FRONT ELEVATION



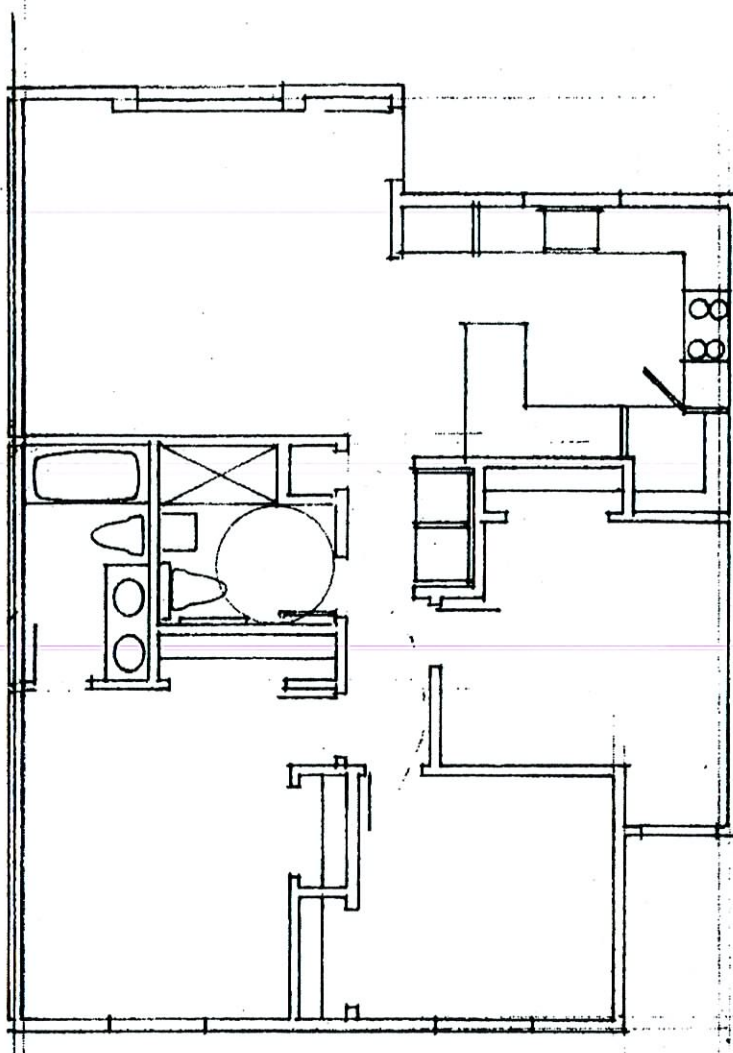
RIGHT SIDE ELEVATION

REAR ELEVATION

SDR-14353
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TWO STORY 4-PLEX



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Handicap Unit

- This Unit conforms with all current ADA Standards
- Entry transition is no greater than 1/2"
- All doors are 2'-8" wide, minimum
- Kitchen counters are open below
- Bathroom contains grab bars, HC Toilet and HC Shower

SDR-14353
09/21/06 PC

SDR 14353				
Walkfed, LLC				
SWC Washington & Clarkway				
Proposed 16 unit multi-family housing development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	16	5.86	94
AM Peak Hour			0.44	7
PM Peak Hour			0.52	8
<i>(heaviest 60 minutes)</i>				
No counts are available for existing traffic on Clarkway in this vicinity.				
Washington Avenue				
Average Daily Traffic (ADT)	22,100			
PM Peak Hour	1768			
<i>(heaviest 60 minutes)</i>				
Tonopah Drive				
Average Daily Traffic (ADT)	3,950			
PM Peak Hour	316			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Washington Avenue	34300			
Tonopah Drive	16200			
Clarkway Drive	3000			
This project will add approximately 94 trips per day on Washington, Tonpah and Clarkway. This will increase expected volumes by less than 1 percent on Washington and about 2 percent on Tonopah. Washington is at about 64 percent of capacity and Tonopah is at about 24 percent of capacity. Counts are not available for Clarkway, but it is believed to be well under capacity. This project will use roughly 3 percent of the capacity of Clarkway.				
Based on Peak Hour use, this development will add roughly 8 additional car into the area; which works out to about over one every seven minutes.				
Note that this report assumes all traffic from this development uses all named streets				



ZON-14344, VAR-15323 & SDR-14353 - APPLICANT/OWNER: WALKFED, LLC.
837 CLARKWAY DRIVE
SEPTEMBER 21, 2006 PLANNING COMMISSION

07/12/06



ZON-14344, VAR-15323 & SDR-14353 - APPLICANT/OWNER: WALKFED, LLC.

837 CLARKWAY DRIVE

SEPTEMBER 21, 2006 PLANNING COMMISSION

07/12/06